



Connells

Yew Tree Lane
Wednesbury

Yew Tree Lane Wednesbury WS10 0BL

for sale offers over
£220,000



Property Description

Connells Estate Agents in Wednesbury are delighted to present for sale this beautifully presented and charming two-bedroom home, ideally situated on a popular residential estate in Wednesbury. Offering a warm and welcoming feel throughout, this lovely property is well worth viewing to fully appreciate what it has to offer.

The property briefly comprises a welcoming entrance hallway featuring characterful tiled flooring, leading into a well-proportioned lounge. To the rear is a stunning country cottage-style kitchen, offering a range of fitted units and ample workspace, with French doors providing direct access to the rear garden and creating a lovely connection between the kitchen and outside space.

To the first floor are two generous double bedrooms, a family bathroom and ample built-in storage, providing practical and comfortable living accommodation.

Externally, the property occupies a generous plot, with a front garden and driveway providing off-road parking. To the rear is a good-sized private garden featuring a patio area, lawn, brick-built storage sheds and the added benefit of a handy outdoor WC.

The property is ideally positioned for access to Wednesbury town centre, local train and Metro services, motorway links and highly regarded local schools, making this an excellent choice for a range of buyers.

Viewing is highly recommended to appreciate the charm, presentation and generous outdoor space this lovely home has to offer.

Ground Floor

Entrance Hallway

Having a double glazed window to the side aspect, a front entrance door, tiled flooring, ceiling light point, radiator, doors to the lounge and kitchen, under stairs storage cupboards and stairs to the first floor.

Lounge

12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed window to the front aspect and door leading to kitchen. Fire place with original tiles, radiator and carpet.

Kitchen/Diner

19' x 9' 2" (5.79m x 2.79m)

Being a fully fitted kitchen with a range of wall, base and drawer units with a mixture of laminate and wooden work tops over. Having a double glazed window to the rear aspect, a one and a half bowl sink with drainer, electric oven with electric hob over, integrated dishwasher, laminate flooring, radiator, two ceiling light points, storage cupboard and plumbing for a washing machine. Having double glazed french doors to the rear aspect leading to the garden and a door to the side leading to the side aspect.

First Floor

Landing

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, two storage cupboards and doors leading to the bedrooms and bathroom.

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Having a double glazed window to the front aspect, storage cupboard, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

12' 6" Max x 10' 6" Max (3.81m Max x 3.20m Max)

Bathroom

Having a double glazed window to the rear aspect, a bath with electric shower over, wc, wash hand basin, radiator, carpeted flooring, ceiling light point and part tiled walls.

Outside

Front:

Having a driveway providing off road parking and a front garden with turf and borders containing mature shrubs and bushes.

Rear:

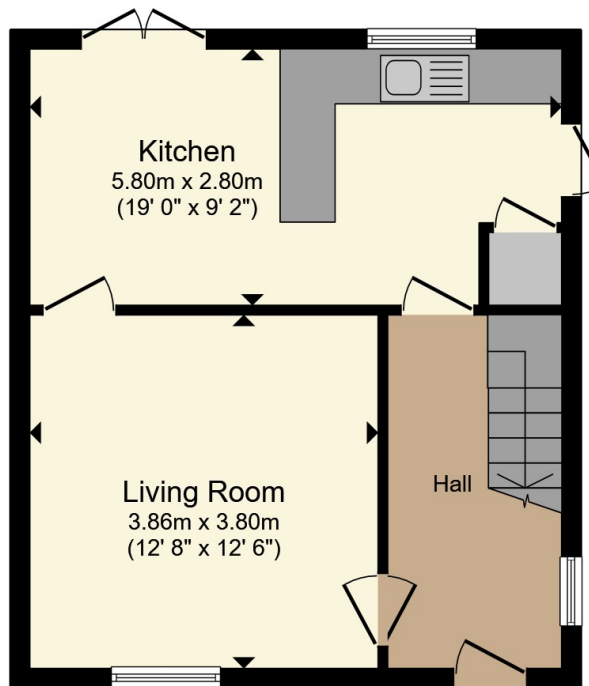
Having a slabbed patio, lawn, borders containing shrubs and bushes, brick storage sheds, outdoor WC and side access leading to the front of the property.

Agents Note

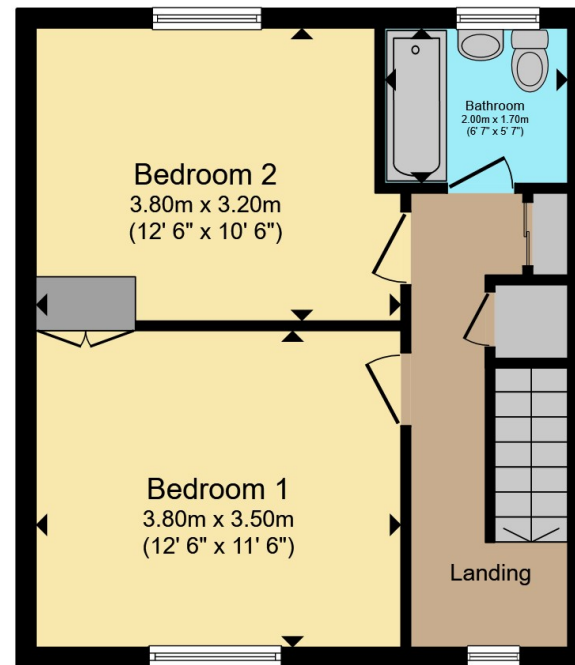
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







Ground Floor



First Floor

Total floor area 78.4 m² (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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22 Spring Head
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EPC Rating: Awaiting
Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WED312549



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